



MAP LEGEND

- EIP EXISTING IRON PIPE
- IPS EXISTING IRON STAKE
- ISS IRON STAKE SET
- ZCM EXISTING CONCRETE MONUMENT
- R/S RAILROAD SPOKE
- EXH EXISTING NAIL
- P.B. PLAT BOOK
- P.S. PLAT SLIDE

Development or redevelopment of a minor Subdivision or an individual residential lot cumulatively exceeding 20,000 square feet of land disturbance shall comply with Section 165.04(5)(c) and (e) (formerly Section 400(5) (d) and (e)) of the Chatham County Stormwater Ordinance.

Prior to ground-disturbing activities, the property is subject to the Chatham County Watershed Protection Ordinance.

ELLIOT M. CRAMER
D.B. 2438 PG. 506
P.B. 3 PG. 8

MARTHA WILKINSON WALLER
D.B. 2285 PG. 253
P.S. 2003-193

RICHARD KWOK
MELINDA MANNING
D.B. 1945 PG. 431
P.S. 2010-155

NAD 83 (1986)
N.C. Geodetic Survey Monument "Hunt"
Published Coordinates: N = 762127.57
E = 193930.63

NOTE: The Water Hazard Buffer shown shall extend 50 feet from the bank of the stream. Residential structures or septic systems shall not be located within this area. This is the existing buffer as per the watershed protection regulations in effect prior to 12/1/08. The buffer shown is based upon the "blue line stream" from the U.S.G.S Quad sheets.

56.412 Acres
(Includes 7.224 Ac. in powerline right of way)
PARCEL # 68980

MALFACTORY TRUST
D.B. 1012 PG. 813
P.S. 89-332

ANDREA M. SATTINGER
D.B. 1170 PG. 885
P.B. 27 PG. 10

ALICE RUTH SINGLETARY
D.B. 843 PG. 917
P.B. 27 PG. 10

WILLIAM D. SPIEGEL
PATRICIA P. SPIEGEL
D.B. 391 PG. 510
P.S. 96-393

JEROME P. SEATON
KATHERINE P. SEATON
D.B. 1823 PG. 1015
P.B. 14 PG. 69

JAMES A. WALKER
CHRISTINE M. WALKER
D.B. 458 PG. 264
P.B. 14 PG. 69

JAMES W. KING
TARA GALLIEN
D.B. 2026 PG. 248
P.S. 2002-4

JOHN MICHAEL EARLE
D.B. 567 PG. 250
P.B. 14 PG. 69

N.C. Grid Coordinates
N = 761964.30
E = 1938392.92

NOTES

1. No Title Search was made by this Surveyor during the course of this Survey.
2. This Surveyor does not certify to the existence or location of any underground features (tanks, utilities, septic systems, etc.).
3. This property is subject to all easements of record affecting subject property.
4. All distances shown are horizontal ground distances.
5. The Flood Map Number for this property is 3710973800K, dated 11/17/2012.
6. This property is zoned R-1 AND R-S, as shown.
7. There were no NCDS monuments found within 2000 feet of this parcel of land.
8. Area shown was computed by the coordinate method.
9. The location of the branch shown is approximate and was taken from the Chatham County GIS website.

REFERENCE: DEED BOOK 735 PAGE 341
PLAT SLIDE 2010-123
PARCEL # 68980

SURVEY FOR CHATHAM LAND AND TIMBER MANAGEMENT LLC MARGARET BROWNING

BALDWIN TOWNSHIP

CHATHAM COUNTY, N.C.

OWNERS:
CHATHAM LAND AND TIMBER MANAGEMENT LLC
MARGARET BROWNING

DATE: JUNE 19, 2025

100 0 100 200 300
SCALE: 1" = 100'

VAN R. FINCH - LAND SURVEYS, P.A.
109 Hillsboro St. Pittsboro, N.C. 27312
FIRM LICENSE #C-513

I, VAN R. FINCH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 735 - Page 341, 1) (Other: that the boundaries not surveyed are clearly indicated on (drawn from information found in Book 68, sheet Page 10) that the ratio of precision as established is 1:10,000.000. That this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original regular license number, and seal this 19th day of June, 2025.



I, VAN R. FINCH, Professional Land Surveyor No. 1-2507, certify to any of the following as indicated that, I

- (a) that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- (b) that the survey is located in such portion of a county or municipality that is irregular as to an ordinance that regulates parcels of land.
- (c) that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

FILED Jul 25, 2025 03:42:39 pm
PLAT SLIDE 02025 - 0231
INSTRUMENT 06481
FILED COUNTY CLERK
LINDA A. HODGSON
PITTSBORO NC 27312

LICENSE NUMBER 1-2507

SHEET 1 OF 2

2025-231 Sheet 1 of 2

